LULING ECONOMIC DEVELOPMENT TEXAS

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Linda Mercer | *Secretary and Treasurer*
Jamie Nickells | *Director*
Gilbert Guerrero | *Director*
Eddie Moses | *Director*
David Smith | *Director*

Christina "Ari" Arias | Executive Director
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REGULAR AGENDA MEETING

LULING ECONOMIC DEVELOPMENT CORPORATION

WEDNESDAY, JULY 22nd, 2026
5:30 P.M.

LULING ECONOMIC DEVELOPMENT CORPORATION BUILDING
201 S. LAUREL AVE. | LULING, TEXAS 78648

CALL TO ORDER

1. Roll call and recognition visitors.

PUBLIC COMMENTS

2. This time is set aside for any person who wishes to address the Board. Presentations should be limited to no more than 3 minutes. The presiding officer will call on those persons who have signed up to speak.

INVOCATION

3. Opening prayer.

MINUTES

4. Approval of minutes of the board of directors regular meeting held on Wednesday, June 24th, 2026 at 5:30 p.m.

FINANCIAL REPORT

5. Approval of financial report for July 22nd, 2026 regular monthly meeting.
    a. Update on Bovey and Cochran legal rates.
    b. Update on quarter one investment meeting.

EXECUTIVE DIRECTOR REPORT

Discussion regarding ongoing economic development activities, business recruitment and retention efforts, workforce development initiatives, project updates, financial and administrative matters, marketing activities, grant opportunities, partnerships, and upcoming events. No action will be taken.

DISCUSSION AND/OR ACTION

6. Discussion and possible action regarding the approval of an agreement for engineering services to be provided to the LEDC on a retainer basis.

7. Discussion and possible action regarding an amendment to the LEDC budget to adjust appropriations for contractual obligations associated with the Boys & Girls Club of South-Central Texas Performance Agreement.

8. Discussion and possible action regarding amendment to the LEDC budget to adjust contingent appropriations line item associated with Luling Oil Museum project and other projects.

9. Discussion and possible action regarding the Retail Incentive Loan Program, including establishment of annual program funding limits, budget allocations, policy revisions, and any necessary budget amendments.

10. Discussion and possible action regarding renewal and/or amendment of the professional services agreement with The Retail Coach, including scope of services, compensation, and related economic development initiatives.

11. Discussion and possible action regarding approval of the annual membership dues payment for the LEDC membership with the Luling Chamber of Commerce.

12. Discussion and possible action regarding administration, banking relationships, account management, and financial oversight of the LEDC Revolving Loan Fund.

13. Executive Session: Pursuant to Texas Government Code §551.087, to discuss commercial and financial information received from a business prospect and to deliberate the offer of financial or other incentives related to economic development negotiations (Project Pickle).
    a. Recessed into executive session at ______ p.m.

14. Reconvened into Open Session at _______ p.m. – Discussion and take any action necessary as a result of Executive Session deliberations regarding Project Pickle and related economic development negotiations.

15. Executive Session: Pursuant to Texas Government Code §§551.071 (Consultation with Attorney) and 551.087 (Economic Development Negotiations), discussion regarding the X-Bow Systems Economic Development Agreement, including review of contractual

obligations, performance requirements, financing matters, and potential amendments to the agreement.

  a. Recessed into executive session at ______ p.m.

16. Reconvened into Open Session at _______ p.m. – Discussion and possible action regarding X-Bow Systems and related economic development, financing, contractual, and real property matters.

17. Executive Session: Pursuant to Texas Government Code §551.087 to discuss commercial and financial information received from a business prospect and to deliberate the offer of financial or other incentives related to economic development negotiations (Project Longhorn).

  a. Recessed into executive session at ______ p.m.

18. Reconvened into Open Session at _______ p.m. – Discussion and take any action necessary as a result of Executive Session deliberations regarding Project Longhorn and related economic development negotiations.

INFORMATION FROM THE BOARD

Board members may offer comments, ask questions, or propose topics for future agenda items. No formal action will be taken during this portion of the meeting.

ADJOURN

At any time during the meeting, the Board may adjourn into an Executive Session, as needed, on any item listed on the agenda for which state law authorizes Executive Session to be held including Sections 551.071, 551.072, 551.073, 551.074, 551.075, 551.076, of Chapter 551 of the Government Code of the State of Texas.

POSTED THIS 16TH DAY OF JULY, 2026 AT 10:30 A.M.

Christina L. Arias

Christina "Ari" Arias